



THE CITY OF SAN DIEGO

Date of Notice: October 27, 2005

NOTICE OF PUBLIC HEARING APPEAL TO PLANNING COMMISSION

Job Order Number: 42-3933

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal of the Hearing Officer's decision to approve a request for a Map Waiver application to waive the requirements for a Tentative Map to convert 2 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.16-acre site located at the northwest corner of Cleveland and Meade Avenues, addressed as 4404 Cleveland Avenue and 4426 Meade Avenue, in the MR-1500 Zone of the Mid-City Communities Planned District within the Uptown Community Plan.

DATE OF HEARING:	November 10, 2005
TIME OF HEARING:	9:00 a.m.
LOCATION OF HEARING:	202 "C" Street, City Administration Building, 12th Floor, Council Chambers
PROJECT TYPE/PROJECT NUMBER:	MAP WAIVER/PROJECT NO. 61175
PROJECT NAME:	<u>4404 CLEVELAND MAP WAIVER</u>
APPLICANT NAME:	Mirek Knopp
COMMUNITY PLAN AREA:	Uptown
COUNCIL DISTRICT:	3
CITY PROJECT MANAGER:	Michelle Sokolowski, Development Project Manager
PHONE NUMBER:	(619) 446-5278

The decision made by the Planning Commission is the final decision by the City.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at:

<http://www.sdhc.net/haotherprog1h.shtml>.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration, or determination that the project is exempt from the California Environmental Quality may be appealed to the City Council **after all other appeal rights have been exhausted**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

If you have any questions about this matter, you can contact the City Project Manager listed above. This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services

Program Coordinator at 236-5979, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.